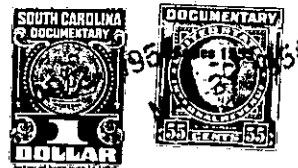


TITLE TO REAL ESTATE - Offices of PRICE & POAG, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY



Know All Men by These Presents:

That I, M. W. Fore in the State aforesaid,
in consideration of the sum of FOUR HUNDRED & NO/100- - - - - DOLLARS.

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

I. E. Rader and Clyde Rader, their heirs and assigns forever

All that piece, parcel or lot of land in Greenville County, State of South Carolina being known and designated as lot No. 212, Section 2, of Caroline Court recorded in the RMC Office for Greenville County in Plat Book GG at page 21 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Marlana Avenue at the joint front corner of lot Nos. 211 and 212 and running thence with the front line of said lots N. 25-15 E. 240 feet to a point; thence with the joint rear line of Lots Nos. 203 and 212, S. 64-45 E. 100 feet to a point, joint rear corner of Lots 212 and 213; thence with the joint line of said lots S. 25-15 W. 240 feet to a point on the Northern side of Marlana Avenue; thence with Marlana Avenue N. 64-45 W. 100 feet to the point of beginning.

This conveyance is subject to the following covenants, conditions and restrictions.

"That the said lands shall not be sold, rented or otherwise disposed of to any Negro or person of African descent. No residence to cost less than Seven thousand and five hundred (\$7,500.00) Dollars shall be erected on said lots; and no residence shall be erected on lots nearer the front line than building line as shown on plat; and no residence shall be built on any lot unless said lot has 50 feet, or more, frontage; no outside toilets permitted and sewage to be disposed of by approved septic tanks. No business buildings shall be erected on any lot other than lots fronting on U. S. Highway #29."

Grantee to pay the 1954 taxes.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 24th day of February in the year of our Lord One Thousand Nine Hundred and Fifty-four

Signed, Sealed and Delivered in the Presence of

[Signatures of witnesses]

[Signature of M. W. Fore] (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina
Greenville County

Personally appeared before me J. D. Poag,

and made oath that he saw the within named grantor(s) M. W. Fore

written deed, and that he, with J. H. Price, Jr. sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 24th day of February, A. D. 1954.
[Signature] (Seal)
Notary Public for South Carolina

[Signature]

State of South Carolina
Greenville County

RENUNCIATION OF DOWER

I, J. H. Price, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Aubrey C. Fore wife of the within named M. W. Fore did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto I. E. Rades and Clyde Rades, their Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 24th day of February, A. D. 1954.
[Signature] (Seal)
Notary Public for South Carolina

[Signature of Aubrey C. Fore]

Cancelled documentary stamps attached: S. C. S : U. S. S
Recorded this 2nd. day of March 1954 at 10:00 A.M. M. No. #4726